

State Use 101
Print Date 11/3/2021 6:35:51 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
HOYLAND DANIEL R HOYLAND KELLY M 65 AVERY ST EAST LONGMEADOW MA 01028 GIS ID F_375473_2852281												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	324300		324,300												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	89400		89,400												
				SUPPLEMENTAL DATA																									
Alt Prcl ID SP Permit Chapter Land OC Dates 10/4/18 In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		413,700		413,700													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
HOYLAND DANIEL R BEDROCK FINANCIAL LLC TR TOWN OF EAST LONGMEADOW REED + ESTABROOK				22411	0051	10-19-2018	Q	I	385,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				21746	0554	06-30-2017	U	I	85,600		1E		2021	101	310,800	2020	101	294,600	2019	101	149,600								
				21467	0002	11-30-2016	U	I	0		1E			101	83,000		101	83,000		101	80,400								
				05947	0181	11-20-1985	U	I	0		1A																		
				Total								Total		393,800		Total		377,600		Total		230,000							
EXEMPTIONS						OTHER ASSESSMENTS														This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description				Amount		Code	Description				YEAR	Amount		Comm Int													
Total				0.00																									
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name				B		Tracing				Batch																	
0001								101				NA																	
NOTES																													
																		APPRaised VALUE SUMMARY											
																		Appraised BLDG. Value (Card)								324,300			
																		Appraised Xf (B) Value (Bldg)								0			
																		Appraised Ob (B) Value (Bldg)								0			
																		Appraised Land Value (Bldg)								89,400			
Special Land Value																		0											
Total Appraised Parcel Value																		413,700											
Valuation Method																		C											
Adjustment																													
Net Total Appraised Parcel Value																		413,700											
BUILDING PERMIT RECORD																		VISIT / CHANGE HISTORY											
Permit Id		Issue Date		Type	Description		Amount	Insp Date		% Comp	Date Comp		Comments		Date	Type	Is	Id	Cd	Purpose/Result									
201703117		12-19-2017		8	RENOVATION		124,000	06-19-2018		100	06-19-2018		REBUILD & ADD 2N		10-10-2018			400	25	OC VISIT									
201702657		10-13-2017		5	DEMOLITION		9,000	06-19-2018		100	06-19-2018		HOUSE & GARAGE		06-19-2018			400	15	PERMIT VISIT									
															03-01-2018			333	15	PERMIT VISIT									
															04-01-2016			317	15	PERMIT VISIT									
															03-12-2015			105	15	PERMIT VISIT									
															03-31-2014			317	15	PERMIT VISIT									
															05-10-2013			105	15	PERMIT VISIT									
LAND LINE VALUATION SECTION																													
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing			Size A	Adj Unit Pric	Land Value							
1	101	ONE FAM	RB				20,000	SF	4.78	1.040	6	LAND	0.90	NA	1.00	TOP2		0		1.000	4.47	89,400							
Total Card Land Units							0.46	AC	Parcel Total Land Area: 0.46							Total Land Value							89,400						

Property Location 65 AVERY ST
Vision ID 2621

Account # 2667

Map ID 3/ 68A/ 0/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	92.52	
Interior Floor 2	4	CARPET	RCN	368,467	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2017	
AC Type	03	FULL	Effective Year Built	2016	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	2	
Total Rooms	8		Functional Obsol	10	
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	88	
Extra Kitchen St			RCNLD	324,300	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	900		27.05	24,348	
FFL	1ST FLOOR	1,165	1,165		135.27	157,586	
GAR	GARAGE	0	400		54.11	21,643	
OFP	OPEN PORCH	0	80		13.53	1,082	
SFL	2ND FLOOR	1,189	1,189		135.27	160,832	
WDK	WOOD DECK	0	160		18.60	2,976	
Ttl Gross Liv / Lease Area		2,354	3,894	2,724		368,467	

